

Fill in this information to identify the case:

Debtor 1 Derek Lane Frazier

Debtor 2 Amy Ann Frazier
(Spouse, if filing)

United States Bankruptcy Court for the: Northern District of Ohio

Case number 18-60459-rk

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association,
Name of creditor: as Trustee of the Bungalow Series

Court claim no. (if known): 5-1

Last 4 digits of any number you use to
identify the debtor's account: 4 9 2 9

Date of payment change:
Must be at least 21 days after date of this notice 04/12/2021

New total payment: \$ 999.30
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 370.16 New escrow payment: \$ 221.67

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____% New interest rate: _____%

Current principal and interest payment: \$ _____ New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____ New mortgage payment: \$ _____

Debtor 1

Derek Lane Frazier

First Name Middle Name Last Name

Case number (if known) **18-60459-rk****Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Molly Slutsky Simons

Signature

Date **03/18/2021**

Print:

Molly Slutsky Simons

First Name Middle Name Last Name

Title **Attorney for Creditor**

Company

Sottile & Barile, Attorneys at Law

Address

394 Wards Corner Road, Suite 180

Number Street

Loveland

City

OH

State

45140

ZIP Code

Contact phone

513-444-4100Email **bankruptcy@sottileandbarile.com**

DEREK L FRAZIER
 C/O JOHN HORNBOOK
 1400 N MARKET AVE
 CANTON OH 44714

Analysis Date: February 23, 2021

Property Address: 998 NORTH MAIN STREET KILLBUCK, OH 44637

Final

Loan: [REDACTED]

**Annual Escrow Account Disclosure Statement
 Account History**

This is a statement of actual activity in your escrow account from Feb 2021 to Mar 2021. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Apr 12, 2021:
Principal & Interest Pmt:	777.63	777.63
Escrow Payment:	370.16	221.67
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$1,147.79	\$999.30

Escrow Balance Calculation	
Due Date:	Mar 12, 2021
Escrow Balance:	792.19
Anticipated Pmts to Escrow:	370.16
Anticipated Pmts from Escrow (-):	252.92
Anticipated Escrow Balance:	\$909.43

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	282.30	792.19
Mar 2021	220.55		63.23		* Flood FPI	439.62	792.19
Mar 2021			63.23		* Forced Place Insur	376.39	792.19
					Anticipated Transactions	376.39	792.19
Feb 2021				63.23	Forced Place Insur		728.96
Feb 2021				63.23	Flood FPI		665.73
Mar 2021		370.16		63.23	Flood FPI		972.66
Mar 2021				63.23	Forced Place Insur		909.43
	\$220.55	\$370.16	\$126.46	\$252.92			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 126.46. Under Federal law, your lowest monthly balance should not have exceeded 441.11 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue. Your actual lowest monthly balance was greater than 188.19. The items with an asterisk on your Account History may explain this. If you want a further explanation, please call our toll-free number.

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	909.43	374.14
Apr 2021	221.67	63.23	Flood FPI	1,067.87	532.58
Apr 2021		63.23	Forced Place Insur	1,004.64	469.35
May 2021	221.67	63.23	Flood FPI	1,163.08	627.79
May 2021		63.23	Forced Place Insur	1,099.85	564.56
Jun 2021	221.67	63.23	Flood FPI	1,258.29	723.00
Jun 2021		63.23	Forced Place Insur	1,195.06	659.77
Jul 2021	221.67	20.59	County Tax	1,396.14	860.85
Jul 2021		543.97	County Tax	852.17	316.88
Jul 2021		63.23	Flood FPI	788.94	253.65
Jul 2021		63.23	Forced Place Insur	725.71	190.42
Aug 2021	221.67	63.23	Flood FPI	884.15	348.86
Aug 2021		63.23	Forced Place Insur	820.92	285.63
Sep 2021	221.67	63.23	Flood FPI	979.36	444.07
Sep 2021		63.23	Forced Place Insur	916.13	380.84
Oct 2021	221.67	63.23	Flood FPI	1,074.57	539.28
Oct 2021		63.23	Forced Place Insur	1,011.34	476.05
Nov 2021	221.67	63.23	Flood FPI	1,169.78	634.49
Nov 2021		63.23	Forced Place Insur	1,106.55	571.26
Dec 2021	221.67	63.23	Flood FPI	1,264.99	729.70
Dec 2021		63.23	Forced Place Insur	1,201.76	666.47
Jan 2022	221.67	63.23	Flood FPI	1,360.20	824.91
Jan 2022		63.23	Forced Place Insur	1,296.97	761.68
Feb 2022	221.67	556.91	County Tax	961.73	426.44
Feb 2022		21.07	County Tax	940.66	405.37
Feb 2022		63.23	Flood FPI	877.43	342.14
Feb 2022		63.23	Forced Place Insur	814.20	278.91
Mar 2022	221.67	63.23	Flood FPI	972.64	437.35
Mar 2022		63.23	Forced Place Insur	909.41	374.12
	<u>\$2,660.04</u>	<u>\$2,660.06</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 190.42. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 443.34 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 909.43. Your starting balance (escrow balance required) according to this analysis should be \$374.14. This means you have a surplus of 535.29. This surplus must be returned to you unless it is less than \$50.00, in which case we have the additional option of keeping it and lowering your monthly payments accordingly. We are sending you a check for the surplus.

We anticipate the total of your coming year bills to be 2,660.06. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Unadjusted Escrow Payment	221.67
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$221.67</u>

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF OHIO
CANTON DIVISION**

In Re:

Case No. 18-60459-rk

Derek Lane Frazier
Amy Ann Frazier

Chapter 13

Debtors.

Judge Russ Kendig

CERTIFICATE OF SERVICE

I certify that on March 18, 2021, a true and correct copy of this Notice of Mortgage Payment Change was served:

Via the Court's ECF System on these entities and individuals who are listed on the Court's Electronic Mail Notice List:

John H. Hornbrook, Debtors' Counsel
bankruptcy_attys@yahoo.com

Dynele L. Schinker-Kuharich, Chapter 13 Trustee
dlsk@chapter13canton.com

Office of the U.S. Trustee
(registeredaddress)@usdoj.gov

And by regular U.S. Mail, postage pre-paid on:

Derek Lane Frazier, Debtor
998 N Main Street
Killbuck, OH 44637

Amy Ann Frazier, Debtor
998 N Main Street
Killbuck, OH 44637

Respectfully Submitted,

/s/ Molly Slutsky Simons

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